117.0	0001	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	977,000	/	977,000
USE VALUE:	977,000	/	977,000
ASSESSED:	977,000	/	977,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87		DOTHAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSSI DAVID/ TRUSTEE
Owner 2:	ROSSI FAMILY TRUST
Owner 3:	
Street 1:	87 DOTHAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROSSI RALPH JR & JANICE -
Owner 2:	-
Street 1:	87 DOTHAN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 18,353 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1966, having primarily Asbestos Exterior and 2298 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	18353.000	288,200	9,400	679,400	977,000
Total Card	0.421	288,200	9,400	679,400	977,000
Total Parcel	0.421	288,200	9,400	679,400	977,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 425.08 | /Parcel: 425.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	75215
GIS Ref	
GIS Ref	
Insp Date	09/14/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 117.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	288,300	9400	18,353.	679,400	977,100	977,100	Year End Roll	12/18/2019
2019	101	FV	245,800	9700	18,353.	669,700	925,200	925,200	Year End Roll	1/3/2019
2018	101	FV	244,400	9700	18,353.	514,400	768,500	768,500	Year End Roll	12/20/2017
2017	101	FV	244,400	9700	19,200.	498,000	752,100	752,100	Year End Roll	1/3/2017
2016	101	FV	244,400	9700	19,200.	458,200	712,300	712,300	Year End	1/4/2016
2015	101	FV	248,100	10000	19,200.	428,300	686,400	686,400	Year End Roll	12/11/2014
2014	101	FV	248,100	10000	19,200.	394,400	652,500	652,500	Year End Roll	12/16/2013
2013	101	FV	248,100	10000	19,200.	394,400	652,500	652,500		12/13/2012

!9078!

PRINT

Date	Time
12/10/20	23:35:46

LAST REV

Date	Time
09/27/18	14:56:15

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9078

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSSI RALPH JR	59398-455		6/28/2012	Convenience	99	No	No		
	15742-82		8/1/1984		1	No	No		A

USER DEFINED

Prior Id # 1:	75215
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/26/2007	996	Re-Roof	1,750					
5/26/1999	322	Addition	10,000					24X24 2 CAR GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
9/14/2018	MEAS&NOTICE	CC	Chris C
3/3/2009	Measured	372	PATRIOT
2/9/2000	Measured	264	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		18353		Sq. Ft.	Site		0	70.	0.53	6									679,419						679,400	

Total AC/HA: 0.42133 | Total SF/SM: 18353 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 679,419 | Spl Credit | Total: 679,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1966	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.96748310
Adj $ / SQ:	124.080
Other Features:	102806
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	391549
Depreciation:	103369
Depreciated Total:	288180

COMMENTS

For area adjustment see Book: 20102 Page :340.
Also plan (registered land) C# 185793 Book 1059 Page 43, Dothan St filed 7/12/1989.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0		BRs: 0		Baths: 2					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

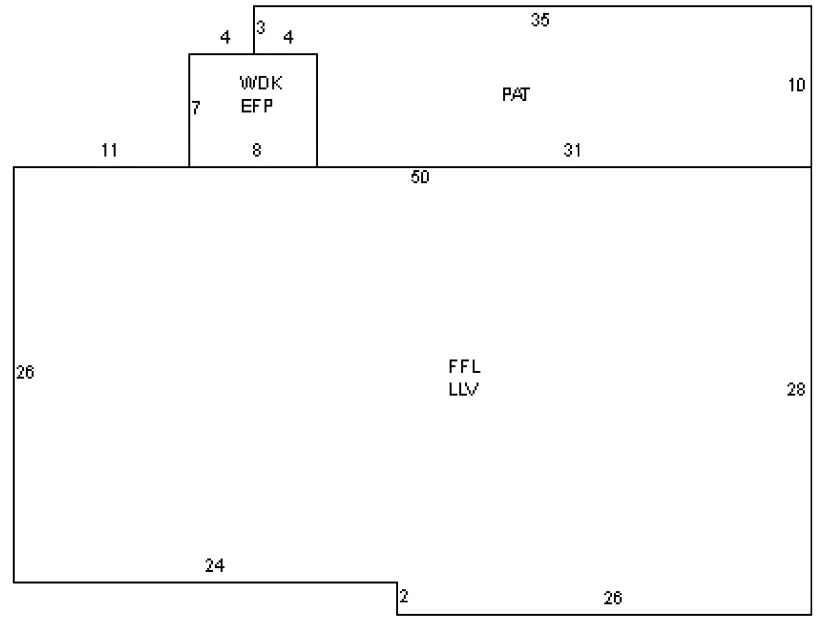
No Unit	RMS	BRS	FL
	6	3	
Totals			
0			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	124.08
Special Features:	0	Val/Su Net:	91.84
Final Total:	288200	Val/Su SzAd	213.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,352	124.080	167,756
LLV	Lower Level	1,352	85.150	115,122
PAT	Patio	322	3.300	1,064
EFP	Enclos Porch	56	70.240	3,933
WDK	Deck	56	15.480	867

Net Sketched Area:	3,138			Total:	288,742
Size Ad	1352	Gross Are	3138	FinArea	2298

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 117.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	24X24	A	AV	1999	19.34	T	16	101			9,400			9,400
2	Frame Shed	D	Y	1	8X12	A	AV	1999	0.00	T	16	101						

More:	N	Total Yard Items:	9,400	Total Special Featues:	Total: 9,400